



**LANCASTER
CITY COUNCIL**

Promoting City, Coast & Countryside

INDIVIDUAL CABINET MEMBER AND OFFICER DELEGATED DECISIONS

WEDNESDAY, 19 FEBRUARY 2025

Please find enclosed Decision Notice in connection with the following:

**ICMD20 LANCASTER CANAL QUARTER EARLY PHASE HOUSING REGENERATION
PROPOSALS: NELSON STREET PREFERRED DEVELOPER - DEVELOPMENT
AGREEMENT AND DISPOSAL MATTERS (Pages 2 - 19)**

Please note that this is subject to call-in.

Queries regarding these documents

Please contact Liz Bateson, Democratic Support - email ebateson@lancaster.gov.uk.

Democratic Support,
Town Hall,
Dalton Square,
Lancaster,
LA1 1PJ

Published on WEDNESDAY, 19 FEBRUARY 2025



Promoting City, Coast & Countryside

**EXECUTIVE DECISIONS TAKEN BY CABINET PORTFOLIO HOLDER OR DELEGATED OFFICER
NOTICE OF DECISION**

TITLE OF DECISION: LANCASTER CANAL QUARTER EARLY PHASE HOUSING REGENERATION PROPOSALS: NELSON STREET PREFERRED DEVELOPER – DEVELOPMENT AGREEMENT AND DISPOSAL MATTERS			
NAME OF DECISION TAKER:		COUNCILLOR CAROLINE JACKSON	
POSITION AND RESPONSIBILITY HELD:		LEADER & PORTFOLIO HOLDER HOUSING AND HOMELESSNESS	
CONTACT OFFICER:		PAUL ROGERS	
TELEPHONE:		01524 582334	
E-MAIL:		progers@lancaster.gov.uk	
Details of Decision: To consider changes to the form of development agreement and disposal conditions as requested by the council's preferred developer partner South Lakes Housing / Tyson Construction.			
Reasons for the decision: <p>As detailed in the attached exempt report the early phase housing proposal for Nelson Street is part of an ambitious vision for a vibrant, sustainable, and active Canal Quarter, integrated with the Lancaster Canal and served by areas of new public open space. A place where contemporary development and hidden heritage can combine to create a diverse residential, commercial, cultural, and recreational neighbourhood.</p> <p>The amendments to the disposal arrangements will allow the council to secure the right result for the site with a development that has convinced in terms of the quality of its solution proposed and its financial profile.</p> <p>The development of the Nelson Street car park will make an important contribution to the supply of new housing within the city centre, including the provision of affordable homes. There is pressing need for homes within the city and the council using its assets towards meeting such needs provides wide-ranging benefits.</p> <p>The report is exempt from publication by virtue of Scheule 12A, paragraph 3 of the Local Government Act 1972.</p>			
IS THE DECISION URGENT No			
I confirm that I have taken account of the options proposed by officers, the various implications set out in the report and the comments of the Monitoring and Section 151 Officers and am authorising the decision as set out above.			
SIGNATURE OF DECISION TAKER:		Cllr Caroline Jackson	
DATE:			
<i>THIS SECTION TO BE COMPLETED BY DEMOCRATIC SERVICES</i>			REF NO.
			ICMD20
DATE DECISION TAKEN:	18.2.25	DATE RECEIVED BY DEMOCRATIC SERVICES:	19.2.25
DATE DECISION PUBLISHED:	19.2.25	IMPLEMENTATION DATE (publication day + 5 working days):	27.2.25

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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